

County of Passaic

Board of County Commissioners



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Date: Mar 11, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING FIFTY-YEAR LEASE AGREEMENT BY AND BETWEEN THE COUNTY OF PASSAIC AND THE PASSAIC COUNTY HISTORICAL SOCIETY FOR FACILITIES AT LAMBERT CASTLE, FROM JANUARY 1, 2024 TO DECEMBER 31, 2073, PURSUANT TO N.J.S.A. 40A:12-15

THIS RESOLUTION WAS REQUESTED BY:
 ADMINISTRATION

REVIEWED BY:



Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:



Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	3/11/2025
Introduced Date	3/5/2025
Adopted Date	
Agenda Item	3.
CAF#	T-20-56-880-014-801
Purchase Req. #	
Result	

Administration and Finance

COMMITTEE NAME

RESOLUTION AUTHORIZING FIFTY-YEAR LEASE AGREEMENT BY AND BETWEEN THE COUNTY OF PASSAIC AND THE PASSAIC COUNTY HISTORICAL SOCIETY FOR FACILITIES AT LAMBERT CASTLE, FROM JANUARY 1, 2024 TO DECEMBER 31, 2073, PURSUANT TO N.J.S.A. 40A:12-15

WHEREAS, the County of Passaic (“County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners of the County of Passaic (“Board”) is vested with managing the property, finances, and affairs of the County; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5, the County is authorized to lease real property that it owns for any county or municipal public purpose, including, but not limited to, any civic or historic programs or activities by duly incorporated historical societies; and

WHEREAS, the County is the owner of the property located at 3 Valley Road in the City of Paterson (Block 5301, Lot 1 on the official Tax Map of the City of Paterson), upon which the structures more commonly known as Lambert Castle, the Lambert Castle Carriage House, and a building formerly used by the Passaic County Sheriff’s Office are located; and

WHEREAS, on March 25, 2014, the Board passed Resolution No. R20140216, authorizing a lease agreement between the County and the Passaic County Historical Society (“Historical Society”), to operate a museum at Lambert Castle for a twenty-five (25) year term, beginning March 26, 2014, and ending March 25, 2039 (“2014 Lease Agreement”); and

WHEREAS, the County and the Historical Society desire to make updates to the above-described arrangement, and have negotiated a mutually agreeable new lease agreement, attached hereto, that incorporates and supplements the 2014 Lease Agreement, and establishes a new fifty-year lease term from January 1, 2024 to December 31, 2073; and

WHEREAS, in compliance with N.J.S.A. 40A:12-13.5(a)(3), the County conducted a public hearing regarding the proposed new lease agreement on December 10, 2024; and

WHEREAS, under the proposed new lease agreement, the County will lease certain facilities at the above-described property to the Society for nominal consideration for use as office space, storage, meeting rooms, and a local history library that the Society shall establish and operate for the purpose of contributing to the public’s interest in and knowledge of the rich history of Passaic County; additionally, the County will provide an annual stipend of twenty thousand dollars (\$25,000.00) to offset anticipated revenue losses by the Society, which will no longer be able to host its major fundraiser inside Lambert Castle; and

WHEREAS, funds for the above-described stipend are available in Account No. T-20-56-880-014-801, or in any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2025 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the February 26, 2025 Administration and Finance Committee meeting, and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40A:12-5, the Passaic County Board of County Commissioners of the County of Passaic hereby authorizes a fifty-year lease agreement by and between the County of Passaic and the Passaic County Historical Society regarding certain facilities at the County-owned property located at 3 Valley Road in the City of Paterson (Block 5301, Lot 1 on the official Tax Map of the City of Paterson), for the nominal rent of one dollar (\$1.00) per year, under the same terms and conditions set forth in the attached Lease Agreement, beginning on January 1, 2024 and ending on December 31, 2073.

LET IT BE FURTHER RESOLVED, that the Clerk to the Board, County Counsel, and Director of the Board are authorized to take any action necessary to carry out the purpose of this Resolution.

